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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION & RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN GOWDAVELLY (V), MEDCHAL (M), MEDCHAL-MALKAJIGIRI DISTRICT.

*[Memo No. 14289/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)),
3rd June, 2022.]*

The following draft variation to the land use envisaged in the Notified Master Plan Erstwhile HUDA-2021 vide G.O.Ms.No.288, MA, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No:486, 490 and 491 of Gowdavelly (V), Medchal (M), Medchal-Malkajigiri District to an extent of AC.8-8.38 gts which is presently earmarked as Conservation & Residential Use zone as per the notified Master Plan of Erstwhile HUDA-2021 vide G.O.Ms.No.288, MA, dt:03.04.2008, is now proposed to be designated as Commercial Use zone subject to compliance of G.O.Ms.No.106, MA Dated:06.07.2020 and also **subject to the following conditions:**

- a) The applicant shall pay Development/Conversion charges to HMDA as per rules in force before issue of final orders.

- b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- e) The owner/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- f) The Owner/Applicant shall develop the roads free of cost as may be required by the local authority.
- g) The change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban land ceiling Act, 1976.
- h) The owner/applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearance etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per Law.
- k) The applicant has to full fill any other conditions as may be imposed by the Competent Authority.
- l) That the site access through service road only.
- m) the applicant shall submit affidavit stating that and 40 ft road mentioned by the applicant and site boundaries are correct and does not include others land.
- n) The applicant shall comply with G.O.No.106 regarding providing 100 feet approach to the site for Commercial Development and shall pay additional charges as per G.O.106 and payment of Road Impact Fee.

SCHEDULE OF BOUNDARIES

North : 12 mts wide Kutchha road (Sy.No.495 of Gowdavelly (V)
 South : Forest land, (Sy.No.118 of Gundlapochampally (V)
 East : Neighbours land (Sy.No.486, 490 of Gowdavelly (V)
 West : Neighbours land (Sy.No.491, 495 of Gowdavelly (V)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN PEDDA AMBERPET (KALAN) (V), ABDUALLAPURMET (M), RANGAREDDY DISTRICT.

*[Memo No. 7085/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),
 4th June, 2022.]*

The following draft variation to the land use envisaged in the Notified Master Plan for erstwhile HUDA area for Hayathnagar Zone segment vide G.O.Ms.No.288, MA, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period

will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.283/P of Pedda Amberpet (Kalan) (V) Abdullapurmet (M), Ranga Reddy District to an extent of 4704 Sq.mts which is presently earmarked as Conservation use as per the notified Master Plan for erstwhile HUDA area for Hayathnagar Zone segment vide G.O.Ms.No.288, MA, dt:03.04.2008, is now proposed to be designated as Residential use **subject to the following conditions:**

- a) The applicant shall pay Development / Conversion Charges to HMDA as per rules in force, before issue of final orders.
- b) The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt: 07-04-2012.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- f) The change of land use shall not be used as the proof of any title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority
- h) The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- j) The applicant shall hand over the area affected under proposed Master Plan road to the local body at free of cost through registered gift deed before undertaking any development in the site under reference.
- k) The owners / applicants shall develop the roads free of cost as may be required by local authority.
- l) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- m) The applicant shall maintain the distance from HT line as per G.O.Ms.No.168.
- n) The applicant shall comply the G.O.Ms.No.106 MA, dated:06.07.2020 regarding providing 100'-0" road

SCHEDULE OF BOUNDARIES

North : Open land in Sy.No.283/P of Pedda Amberpet (Kalan) (V)
South : Open land
East : Open land in Sy.No.283/P of Pedda Amberpet (Kalan) (V)
West : Existing 33 feet wide BT road.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT GAGILAPUR (V), DUNDIGAL - GANDIMASAMMA (M), MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 2856/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)), 6th June, 2022.]

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2031 vide G.O.Ms.No.33, MA & UD dt:24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.197/2 of Gagilapur (V), Dundigal-Gandimaisamma (M), Medchal-Malkajgiri Dist., to an extent of 8700.32 Sq Mts., which is presently earmarked for Manufacturing use zone in the Notified Metropolitan Development Plan - 2031 approved vide G.O.Ms.No.33, MA & UD dt:24.01.2013 is now proposed to be designated as Residential use zone, **subject to the following conditions:**

1. The applicant shall pay the Development / conversion charges to HMDA as per rules in force before confirming the CLU orders.
2. The applicant shall comply the conditions laid down in G.O.Ms No. 168 MA Dt: 07.04.2012
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. The applicant has to develop the B.T on the approach road handed over to the local body before the development of the site under reference.

11. The applicant shall comply the G.O.Ms.No.106 MA, Dated:06.07.2020 with regard to approach road.

SCHEDULE OF BOUNDARIES

East	: Unapproved Layout (Neighbours Land)
West	: 40'0" wide road
North	: Vacant Neighbour land
South	: Vacant Neighbour land

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO COMMERCIAL USE ZONE IN KATEDAN (V), RAJENDRANAGAR (M), RANGA REDDY DISTRICT.

*[Memo No. 18/Plg.I(1)/2020, Municipal Administration & Urban Development (Plg.I(1)),
15th June, 2022.]*

The following draft variation to the land use envisaged in the notified Master Plan of erstwhile HMDA area vide G.O.Ms.No.288, MA &UD Dept., dt:3.4.2008 (Shamshabad zone segment), which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No:21/P of Katedan (V), Rajendranagar (M), Ranga Reddy Dist, to an extent of 18918.43 Sq.Mts., which is presently earmarked for open Space use zone as per the notified Master Plan of erstwhile HMDA area vide Go Ms No: 288 MA &UD dt:3.4.2008 (Shamshabad zone segment), is now proposed to be designated as Commercial use zone **subject to the following conditions :**

- a) The applicant shall pay the Development/conversion charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt:07.04.2012.
- c) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- f) CLU shall not be used as proof of any title of the land.
- g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

- h) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) The applicant shall remove existing temporary rooms in site reference before obtaining permission from GHMC.
- j) The applicant shall handover the road affected are to an extent of 638.26 sq mtrs to the Local body by means of Registered Gift Deed.

SCHEDULE OF BOUNDARIES

North : Vacant land
 South : Commercial Building.
 East : Vacant land
 West : Existing 150 feet wide road (proposed 200 feet wide road).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO COMMERCIAL USE ZONE SITUATED AT AGAPALLE VILLAGE, MANCHAL MANDAL & RANGA REDDY DISTRICT.

*[Memo No. 11881/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
 21st June, 2022.]*

The following draft variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33, MA, dt:24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No. 2/A & 2/A/1/3 of Agapalle Village, Manchal Mandal & Ranga Reddy Dist., to an extent of 4046.55 Sq.mtrs., which is presently earmarked for Manufacturing Use zone as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33, MA, dt:24-01-2013, is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No 168 MA Dt: 07.04.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

East : Neighbours Land
 West : 30.00 Mts wide BT road.
 North : Neighbours Land.
 South : Neighbours Land and affected by proposed 60 Mts wide road

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE IN NEKNAMPUR (V), GANDIPET (M), RANGA REDDY DISTRICT.

*[Memo No. 17086/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
 21st June, 2022.]*

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2021 approved vide G.O.Ms.No.288, MA & UD dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No:27/P & 28/2 to an extent of 626.99 Sq. Mtrs, of Neknampur (V), Gandipet (M), Ranga Reddy District which is presently earmarked as Open space use as per the Notified Metropolitan Development Plan - 2021 approved vide G.O.Ms.No.288, MA & UD dt:03.04.2008, is now proposed to be designated as Residential Use, **subject to the following conditions:**

- (a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

- (h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (k) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- (n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (p) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

North : Existing 20ft wide road
 South : Neighbours plot
 East : Neighbours plot
 West : Existing shed

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION OR GREEN BELT USE ZONE TO RESIDENTIAL USE ZONE IN PATANCHERUVU (V), & (M), SANGAREDDY DISTRICT.

***[Memo No. 8857/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)),
 21st June, 2022.]***

The following draft variation to the land use envisaged in the Notified Metropolitan Development Plan - 2021 approved vide G.O.Ms.No.288, MA & UD dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site Sy.No. 313, 314, 315, 316, 317 of Patancheruvu (V) & (M), Sangareddy (D) to an extent of 26610 Sq.mts., which is presently earmarked for Conservation or Green Belt use zone in the Notified Metropolitan Development Plan - 2021 approved vide G.O.Ms.No.288, MA & UD dt:03.04.2008 is now proposed to be designated as Residential use zone, subject to the following conditions:

- a. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
- b. The applicant shall comply the conditions laid down in G.O.Ms No. 168 MA dt:07.04.2012.
- c. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- d. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- e. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- f. CLU shall not be used as proof of any title of the Land.
- g. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- h. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- j. The applicant shall hand over the area affected under proposed master plan road to the local body at free of cost through registered gift deed before undertaking any development in the site under reference.
- k. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- l. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.

SCHEDULE OF BOUNDARIES

North : Vacant land, 12.00 mts existing road (Proposed to 30.00 mts,)
South : Nala
East : Lake
West : Vacant land and HMDA draft approved gated community

ARVIND KUMAR,
Special Chief Secretary to Government.

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